

ASSOCIATION OF APARTMENT OWNERS OF LAHAINA SHORES

HOUSE, POOL, BEACH, RESORT AND PARKING RULES - CONDENSED

The primary purpose of these house rules is to protect all owners, residents and guests of Lahaina Shores from annoyance and nuisance caused by improper use of Lahaina Shores, and to protect the reputation and desirability of Lahaina Shores by providing maximum enjoyment of the premises.

A. GENERAL OCCUPANCY

1. No pets; cats, dogs, livestock, poultry, rabbits, birds, aquariums in excess of 15 gallons, or other animals whatsoever shall be allowed or kept in any apartment, and the feeding of animals, including birds, from lanais and common areas is prohibited. Notwithstanding any other provision herein, owners of service animals as defined by the ADA (Americans with Disabilities Act) and/or the FHA (Federal Housing Administration), as they may apply, may keep in their apartments and may utilize such animals on the common areas as required by state and federal laws with full responsibility for animal behavior and damages incurred.
2. No occupants shall make or permit any disturbing noises in the building or on the grounds, nor interfere with the rights, comforts, or conveniences of other occupants. This includes but is not limited to: slamming apartment doors, operating the volume of radios, television, and stereo systems, telephone bells and musical instruments at such levels as to avoid bothering other occupants. Occupants shall keep noise at a minimum when guests are entering or leaving.
3. All occupants shall maintain quiet hours of 10:00 P.M. to 8:00 A.M.
4. Nothing shall be allowed, done, or kept in any apartment unit, such as aquariums exceeding 15 gallons and waterbeds, which would overload or impair the floors, walls, or roof thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association, nor shall any noxious or offensive activity or nuisance be made or suffered thereon.
5. Smoking is prohibited in the Residential Apartments and everywhere at Lahaina Shores.
6. Sprayable suntan oil or lotion is prohibited throughout the property, including the pool or lawn area. Sprayable oil or lotion is also prohibited inside apartments as well, unless expressly permitted in writing by the owner for that specific unit only. Note that certain rental operations may prohibit all spray use for units within their program.

B. COMMON AREAS, ENTRANCES, LANAIS

1. Sidewalks, passages, lobbies, stairways, and corridors must not be obstructed or used for any purpose other than ingress and egress.
2. No shoes, sandals, door mats, or other objects shall be allowed to remain in the hallway at the front door of any apartment.
3. The grounds, walkways, stairways, elevators, building entrances, driveways, and corridors shall be used strictly for ingress and egress from the parking and apartment areas, and must, at all times, be kept free from obstructions. This includes furniture, surfboards, packages, potted plants, laundry baskets, shopping carts, toy, bicycles, etc. No trash or personal property of any type may be placed or stored in or on any common element. Owners and guests shall pick up after themselves.
4. Any non-recreational use of common areas shall require prior approval by Management.
5. Furniture, furnishings, and equipment of the common elements have been provided for the safety, comfort, and convenience of all occupants and guests, and therefore, shall not be altered, extended, removed, or transferred to other areas.
6. Occupants shall not utilize any common areas for the use of private functions, without prior approval of the Residential Council or Management.
7. All common areas, including pool area and lobby, shall be restricted to the use of the occupants and their guests. All overnight guests of occupants must be registered with the front desk. Guests using pool and/or lawn area must be accompanied by occupant.
8. Each apartment owner and/or occupant shall be held personally responsible for any damage or destruction to any common or limited common element caused by the owner, his or her tenants, family, guests, or other, using the property on his or her behalf.
9. No occupants shall use or permit to be brought into the building or common areas anything deemed hazardous to life, limb, or property, such as gasoline, kerosene, naphthalene, or other combustible of like nature, or any gunpowder, fireworks, or other explosives. The disposal of hazardous materials shall be done in such a manner so as not to violate any federal, state, or county laws related to hazardous waste.
10. Ball-playing, skateboard riding, bike riding, roller blading, using scooters, and related activities will not be permitted in the common areas or parking areas. No loitering or recreational activity is permitted in the corridors, lobbies, stairways, elevators, parking areas, or landscaped areas.
11. Occupants and guests, regardless of age, shall not enter lobby area dressed in bathing suits, unless covered with a shirt, robe, or other concealing garment. Sand should be rinsed off, and bathers should dry off prior to entering the lobby.
12. Bicycles and surfboards are prohibited in the guest elevators. These items must be transported in the service elevator. Access to the service elevator may be obtained through the front desk. Bicycles may be stored at the south end of the building and should be securely locked in the bicycle rack area. Surfboards may be stored in a storage area on the property. Lahaina Shores takes no responsibility for the security of bicycles or surfboards.
13. No soliciting or canvassing for commercial goods or services or for religious, social, or political causes shall be permitted on the premises. Solicitation of proxies or distribution of materials relating to Association matters is permitted by owners on the common elements provided such solicitation occurs at a reasonable time, place, and manner.
14. Apartment owners, tenants, their families, guests, servants, employees, agents, visitors, or licensees, shall not, at any time, for any reason whatsoever, enter upon, or attempt to enter upon the roof of the structure; provided, however, Penthouse units shall be permitted to use the emergency exits in the event of an emergency.
15. The use of the fireworks of any type, and at any time, in, from, or around any lanai, or any building or common area, is prohibited.
16. Nothing shall be hung or dried on lanai railings, exterior doors, or windows.
17. In accordance with the Lahaina Shores Declaration of Horizontal Property Regime and By Laws, all concrete lanais and their ceilings and walls are common property and cannot be altered. Nothing is allowed, to be hung or attached to these surfaces, and any penetration of tile or waterproof membrane covering the lanai floors is prohibited.
18. Lanais may be furnished appropriately with chairs, lounges, and small tables, and kept in an orderly fashion. Refrigerators and other articles not considered lanai furniture will not be permitted on the lanais. Lanais will not be used for storage areas for sports and other recreational equipment such as bicycles and surfboards. Any furniture, plants, or other articles which, in the opinion of the Residential Council, are unsightly, shall be removed and kept from the lanais upon the written request from the Residential Council or oral or written request from the Manager.
19. Fires and barbecuing are prohibited anywhere on the project except in specifically designated areas.
20. No objects without limitations shall be thrown from any lanai.
21. All plants shall be placed in containers so as to prevent the dripping of water or soil onto other apartments or the common elements. Proper safety precautions must be taken so plants do not fall from lanais. Plants or other objects will not be permitted in the hallway or apartment doorways.

22. Garments, rugs, mops, or other objects shall not be dusted or shaken from windows or lanais or cleaned by beating or sweeping on the lanais or any exterior part of the building. Dust, rubbish, or litter shall not be swept or thrown from any apartment or any other room of the building into any entryway or other parts of the premises. Further, no objects such as glasses, bottles, cans, or trash shall be thrown or emptied by occupants out of windows, doors, or off lanais into any part of the building or premises. No food may be thrown to dogs or birds or other animals.
23. Neither the Residential Council nor Manager is responsible for packages nor other deliveries left in halls, at doors of units, or any other place on the premises, nor for any personal property placed or left in or about the building.
24. Lahaina Shores is a smoke free property. Smoking is prohibited in the Residential Apartments, on the lanais of the Residential Apartments, and in all common elements such as all areas of the building, the recreational facilities, the landscaped areas, and the sidewalks and parking areas. "Smoking" includes the inhaling, exhaling, burning or carrying of any lighted cigarette, cigar or other tobacco product, marijuana or other substances (including medical marijuana) and the use of electronic devices that aerosolize and deliver nicotine or other substances to the person inhaling from the device.
25. All portable shade devices not limited to, tents, umbrellas and other shade related items are not allowed on Lahaina Shores lawn area.
26. Personal items are not allowed to be left on common area of property and will be picked up by management.

C. POOL AND SPA AREA

1. All of the rules in this section referring to the "pool area" shall govern and apply to the swimming pool, spa and the sounding pool deck area.
2. The pool area is for the exclusive use of occupants and their guests. Pool and spa hours are 9:00 AM to 10:00 PM. Quiet hours are in effect for the pool area after 10:00 PM. These hours may be changed only by the Residential Council.
3. All suntan oil, bobby pins, hairpins, curlers, and other such material, shall be removed before entering the pool area. Use the outside showers and foot hose to remove sand before entering the pool area.
4. Only proper swimming apparel is to be worn in the swimming pool and spa. Nude bathing, cut-off jeans, tank tops, etc., will not be permitted.
5. The following requirements must be observed at all times:
 - a. All persons suffering from a cough, cold, or sores, or wearing bands or bandage, shall be excluded from entering the swimming pool or spa.
 - b. Spitting, spouting of water, blowing the nose in the swimming pool or spa, shall be prohibited.
6. Horseplay, running, screaming, or other boisterous conduct such as the game "Marco Polo" is not permitted in the pool or spa, or any splashing of water other than that accompanying normal swimming.
7. Scuba equipment, inner tubes, swimming fins, balls, and other inappropriate equipment shall not be allowed in the swimming pool or spa. This rule is not intended to prohibit the use of small tubes, water wings, or flotation devices needed for safety purposes.
8. Glass or other breakable containers shall not be brought in the pool area.
9. All persons using oils, lotions, etc. must protect the furniture and pool area. Sprayable suntan oil or lotion is prohibited on property.
10. Individuals under the age of 12 are required to have adult supervision while using the pool area. For safety purposes, occupants under the age of 6 must be personally accompanied into the pool or spa by an adult. Health guidelines indicate that spa use is not recommended for children 6 years and younger. Also, for health purposes, infants and other persons who may be incontinent must wear clean waterproof diapers or other leak proof protective clothing to be allowed in the swimming pool or spa.
11. Occupants and their guests use the swimming pool area at their owner risk. The beach fronting Lahaina Shores is the property of the State of Hawaii. There are no lifeguards patrolling the beach in front of Lahaina Shores. Swim at your own risk.
12. Common element chaise lounges and beach chairs on the lawn and pool area are for the non-exclusive use of all occupants and are not to be reserved. Chaise lounges and beach chairs left unattended for any extended period of time will be cleared and personal belongings deemed abandoned.

D. RUBBISH AND GARBAGE DISPOSAL

1. Dust, floor, and powdered waste shall be wrapped in compact packages.
2. All garbage and other refuse shall be securely wrapped, preferably in paper or plastic bags, securely fastened.
3. All loose paper shall be crushed into tight bundles.
4. All trash shall be deposited in the designated area on each floor, where it will be removed by personnel under the direction of the Manager.

E. PARKING

1. Every owner or occupant who wishes to use the parking facilities shall pay for parking in the parking lot or in the 505 Front Street parking lot, or alternative contract parking (if available) on a daily basis at a contract cost recovery rate to be determined from time to time by the Residential Council.
2. There is up to a 30-minute maximum limit in the loading zone area located at the south end of the property. Between 8:00am to 5:00pm this area is limited to active loading and unloading only. Management has the discretion for "special permit" parking use between 5:00pm – 1:00am.
3. Taxis, tour shuttles, and mail/parcel delivery may utilize the covered Porte Cochere area for active pick-up and drop-off.
4. Under no circumstances shall double-parking be allowed so as to block traffic in the driveway. Lahaina Shores is obligated to keep open the fire lane at all times. Parking is prohibited in the driveway.
5. Maximum speed in the parking lot and driveway is 5 mph.
6. Operators of bicycles, motor scooters, mopeds and motorcycles will be asked to walk their vehicles if operated in an unsafe manner.
7. Only one car per unit may be kept in the parking area.

F. LAUNDRY

1. Coin operated laundry facilities are located on the 2nd through 6th floors and are open from 7:00 AM to 9:00 P.M. Commercial use of washers and dryers is subject to the General Manager's approval. All vendors using washers and dryers for commercial use must use the double stacked washers and dryers located on the 3rd and 6th floors, between the hours of 10:00 AM to 2:00 PM.

G. USE OF DRONES ON PROPERTY

Safety and privacy of our Owners, guests, employees and property is of primary concern to Lahaina Shores. The unauthorized non-commercial or commercial use of Unmanned Aerial Systems (UAS), including, but not limited to, drones and radio-controlled aircraft and devices, by the public, employees, or guests is strictly prohibited at Lahaina Shores. This prohibition includes parking lots, pool areas, and lawns located within this Property, including the vertical airspace at any height.